

**LEGAL READY**

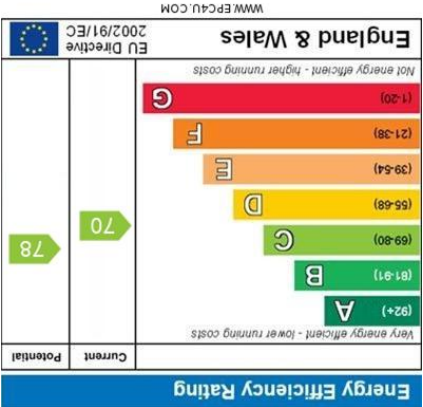
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyer.



Great Barr | 0121 241 4441



- DONT MISS OUT!
- GROUND FLOOR APARTMENT
- RENOVATED OPEN PLAN KITCHEN
- GREAT TRANSPORT LINKS
- ACCESS TO GARDEN
- ALOCATED PARKING

Hailwood Drive, Great Barr, Birmingham, B43 6BY

Offers in the region of  
£180,000





## Property Description

DESCRIPTION ARGUABLY THE BEST APARTMENT WITHIN THE DEVELOPMENT!

Step into your dream sanctuary in this incredibly charming 2-bedroom, 2-bathroom corner ground floor apartment encompassing a total area of 720 square feet. This well designed, beautifully appointed home opens to a warm, inviting floor plan that harmoniously blends the shared spaces, perfectly suited for entertaining and comfortable living. Each of the two bedrooms offers ample space for rest and retreat while the two bathrooms are fitted with both bathtubs and showers for your convenience and comfort. The heart of the home - a delightful combination of living room and kitchen - boasts its alluring open space area, brightened by the natural light that flows in. Completing the kitchen is a functional stove, ideal for the home cook who enjoys preparing meals in a warm, inviting setting. This apartment is the one of the most desired in the block with its access to the wrap around communal garden and dual aspect windows flooding the apartment with natural light. Don't miss out on making this home yours!

A communal entrance with allocated parking.

**HALLWAY** Carpeted, ceiling light and storage heaters, storage cupboard, front door leading into:-

**LIVING / KITCHEN AREA** 23' 8" x 10' 5" (7.21m x 3.18m) Having carpeted, flooring, double glazed windows to the rear, side double glazed bay window.

Kitchen area having wall and base units, sink with mixer taps, space for washing machine, space for fridge, integrated oven and hob, fan above, ceiling lights, vinyl flooring, double doors with double glazed windows leading out to the communal gardens, private section for the buyer.

**BATHROOM** 0' 5" x 7' 1" (0.13m x 2.16m) Having sink with mixer taps, wc, towel radiator, bath with overhead shower and mixer taps.

**BEDROOM ONE** 9' 0" x 16' 5" (2.74m x 5m) Carpeted, double glazed bay window to front, ceiling lights.

**EN SUITE** 8' 0" x 3' 10" (2.44m x 1.17m) Half tiled walls, laminate wood flooring, wc, sink, walk-in shower, double glazed window to side and towel radiator.

**BEDROOM TWO** 9' 10" x 10' 7" (3m x 3.23m) Double glazed window to front, carpeted, ceiling lights.

Council Tax Band C - Sandwell

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage for:  
EE and Three - Good outdoor, variable in-home  
O2 and Vodafone - Good outdoor and in-home

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Networks in your area:- Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**

The Agent understands that the property is leasehold with approximately 105 years remaining. Service Charge is currently running at £1,100 per annum and is reviewed annually. The Ground Rent is currently running at £220 per annum and is reviewed annually. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

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**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441